## PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

\_\_\_\_legal owner\_\_of the proper's situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

1A01.3B.1d (103.3 & 1A00.3B.,0 hereby petition for a Variance from Section... to permit a side yard setback of 39 feet (thirty-nine feet) in lieu

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Construct Garage on side of house under construction .

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Balingre County adopted pursuant to the Zoning Law For Baltimore County.

Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of April 197 80, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the\_\_\_\_\_day of\_\_\_\_\_day of\_\_\_\_ \_≜..\_\_M.

Zoning Commissioner of Baltimore County.

ZONING PLANS

ADVISORY COMMITTEE

BALTIMORE COUNTY



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mary 18 Mary 1

Item #207 (1979-1980) Property Owner: Robert L. Burns Page 2 May 20, 1980

Water and Sanitary Sewer:

RECEIVED

Public water supply and sanitary sewerage are not available to serve this property, which is utilizing private onsite water supply and sewage disposal facilities.

This property is tributary to Loch Raven Reservoir and beyond the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line. Baltimore County Water and Sewerage Plans W and S-11A, as amended, respectively, indicate "No Planned Service" in the area.

ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: FWR: SS

cc: J. Wimbley, J. Somers

EE-SW Key Sheet 87 & 88 NE 7 & 8 Pos. Sheets NE 22 B Topo Sheet 35 Tax Map

OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204

JOHN D. SEYFFERT DIRECTOR

June 3, 1980

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #207, Zoning Advisory Committee Meeting, April 22, 1980, are as follows:

Property Owner: Robert L. Burns Location: S/S Stockton Road 850' E. Cooper Road Existing Zoning: RC-2

Proposed Zoning: Variance to permit a side setback of 39' in lieu of the required 50'. Acres: 1.033 District: 10th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John Zelmbley John L. Wimbley

Current Planning and Development

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE June 19, 1980

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

1301 Wilkens Avenue Baltimore, Maryland 21229

Dear Mr. Burns:

of the requested zoning.

Mr. Robert Leo Burns

Bureau of

craffic Engineering

Fir Prevention Health Deportment Project Planning Building Department Board of Education Zoning Administration

The Zoning Plans Advisory Committee has reviewed the plans ubmitted with the above referenced petition. The following comments re not intended to indicate the appropriateness of the zoning action equested, but to assure that all parties are made aware of plans or problems with regard to the deventionent plans that may have a bearing in this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability

RE: Item No. 207

Variance Petition

Petitioner - Robert Leo Burns

This Variance is required as a result of your proposal to construct an addition to the side of the recently constructed dwelling on this property. A similar request was granted for the property immediately to the east of this site as a result of Case No. 30-94-A.

Particular attention should be afforded to the comments of the Health Department.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

NICHOLAS B. COMMODARI

Chairman Zoning Plans Advisory Committee

NBC:hk

Enclosures

BALTIMORE COUNT DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #207 (1979-1980) Property Owner: Robert L. Burns 3/S Stockton Rd. 850' E. Oxoger Rd. Existing Zoning: RC 2 Proposed Zoning: Variance to permit a side setback of 39' in lieu of the mequired 50'. Acres: 1.033 District: 10th

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

This property is Lot 1 of the plat "Flora Property", recorded E.H.K., Jr. 40,

Stockton Road, an existing public road, is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way. The required highway right-of-way widening and revertible easement for slopes are shown on the aforesaid recorded plat.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

battimore county department of traffic engineering TOWSON, MARYLAND 21204 1301) 494 3550

STEPHEN E. COLLINS DIRECTUR

May 8, 1980

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment on Items 204, 207, and 208 of the Zoning Advisory Committee Meeting of April 22, 1980.

Very truly yours,

Buchay! Michael S. Flanigan Engineer Associate II

MSF/hmd

BALTIMORE COUNTY
DEPARTMENT OF HEALTH DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204 DONALD J. ROOP, M.D., M.P.H. DEPUTY STATE & COUNTY HEALTH OFFICER

11ag 14, 1980

Mr. William R. Harmond, Zoning Cormissioner Office of Planning and Zoning County Office Building

Towson, Maryland 21204

Dear Ir. Heatond: Comments on Item #207, Toning Advisory Committee Heeting

of April 22, 1980, are as follows: Fromerty Owner:

Location: Existing Zoning: Proposed Zoning:

Acres:

District:

Robert L. Burns S/S Stockton Rd. 850' E Couper Rd. Variance to permit a side settack of 39' in lieu of the required 50'.

The existing dwelling is served by a private water well and sewage disposal system. The proposed garage will not invertere with the location of either the well or sewage disposal system. Frior to occuparcy approval, the potability of the water supply must be verified by collection of a bacteriological water sample. Very truly yours,

Bruss Ich J. Formest, Director BUKLAU OF ENVIRONMENTAL SERVICES

IJT/LW

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations buld result in practical difficulty and unreasonable hardship upon the Petitioner(s) the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of August 19.80, that the herein Petition for Variance to permit a side yard setback of thirty-nine feet in lieu of the required fifty feet, for the expreded purpose of constructing an enclosed garage to be attached to the existing dwelling, should be and the same is GRANTED, from and after the date of this Qrder usubject, however, to the approval of a site plan by the Department of Pubq Whyks and the Office of Planning and Zoning.

> Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of \_\_\_\_\_, 19\_\_\_, that the herein Petition for the Variance(s) to

Zoning Commissioner of Baltimore County

RE: PETITION FOR VARIANCE S/S of Stockton Rd., 850" E of Cooper Rd., 10th District

: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

ROBERT LEO BURNS, Petitioner : Case No. 81-1-A

ORDER TO ENTER APPEARANCE

::::::

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 20th day of June \_\_\_, 1980, a copy of the aforegoing Order was mailed to Mr. Robert L. Burns, 4301 Wilkens Avenue, Bultimore, Maryland 21229, Petitioner.

John W. Hessian, III

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204

PAUL H. REINCKE CHIEF

May 15, 1980

Mr. William Hammond Zoning Commissioner Office of Planning and Zoring Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

Re: Property Owner: Robert L. Burns

Location: 3/S Stockton Road 850' E Cooper Road

Zoning Agenda: Meeting of April 22,1980

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(XX) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

PETITION FOR VARIANCE

10th District

South side of Stockton Road, 850 feet East of Cooper Road

Petition for Variance for side yard setback

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesepeake Avenue,

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and

Petition for Variance to permit a side yard setback of 39 feet in lieu of the required 50 feet

Tuesday, July 1, 1980 at 9:30 A.M.

Towson, Maryland

The Zoning Regulation to be excepted as follows:

Hearing Date: Tuesday, July 1, 1980 at 9:30 A.M.

Regulations of Baltimore County, will hold a public hearing:

Sections 1A01.35.1d (103.3 & 1A00.3B.3) - Area Regulations

All that parcel of land in the Tenth District of Baltimore County

Being the property of Robert Leo Burns, as shown on plat plan filed with the

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson,

WILLIAM E. HAMMOND ZONING COMMISSIONER

OF BALTIMORE COUNTY

BY ORDER OF

ZONING:

LOCATION:

DATE & TIME:

Zoning Department

REVIEWER CAN Dearly 5/11/10 Approved: Leon Micromost-Planning Group Fire Prevention Bureau Special Inspection Division

INTER-OFFICE CORRESPONDENCE

BALTIMORE COUNTY, MARYLAND

Nick Commodari April 23, 1980 Charles E. Burnham Zoning Advisory Committee

> ITEM NO. 204 No Comments.

SUBJECT Meeting of April 22, 1980

ITEM NO. 205 Open storage - No Comment.

ITEM NO. 206 See Comments.

ITEM NO. 207 Standard Comments Only. ITEM NO. 208 See Comments.

ITEM NO. 209 See Comments.

> Charle & Sumbon Charles E. Burnham, Chief Plans Review

CEB: rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: April 17, 1980

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting of: April 22, 1980

RE: Item No: 204, 205, 206, 207, 208, 209 Property Owner: Location: Present Zoning: Proposed Zoning:

District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Wm. Nick Petrovich, Assistant Department of Planning

June 24, 1980

Beginning at a point on the south side of Stockton Road, 850 feet east of Cooper Road and known as Lot I of the Flora property, as recorded among the land records of Baltimore County in Plat Book 40. Folio 81.

DESCRIPTION

Also known as 2815 Stockton Road.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond Zoning Commissioner

John D. Seyffert, Director

FROM Office of Planning and Zoning

SUBJECT\_\_\_\_\_Petition No. 81-1-A Item 207

Petition for Variance for side yard setback South side of Stockton Road, 850 feet East of Cooper Road

Tenth District

Petitioner - Robert Leo Burns

HEARING: Tuesday, July 1, 1980 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

JDS:JGH:ab

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June 23, 1980

DALTIMORE COUNT OFFICE OF PLANDING & ZONING TOWSON, MARYLAND 21204 494-3353

WILLIAM E. HAMMOND ZONING COMMISSIONER

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August 13, 1980

Mr. Robert L. Burns 4301 Wilkens Avenue Baltimore, Maryland 21229

> RE: Petition for Variance S/S of Stockton Road, 850' E of Cocper Road - 10th Election District Robert Leo Burns - Petitioner NO. 81-1-A (Item No. 207)

Dear Mr. Burns;

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND Zoning Commissioner

WEH/srl

Attachment

cc: John W. Hessian, III, Esquire People's Counsel

> PETITION FOR VARIANCE

20ning: Petition for Variance for side yard setback.

Location: South side of Stockton Road, 850 feet East of Corner Road.

Cooper Road.

Date & Time: Tuesday, July 1, 1980 at 9:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeaks Avenue, Towson, Maryland

Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public bearing.

permit a side yard setback of 39 feet in lieu of the required 50

feet. The Zoning Regulation to be excupted as follows:
Sections 1A01.3B.1d (103.3 and 1A00.3B.3) - Area

Regulations
All that parcel of land in the
Tenth District of Baltimore

County

Beginning at a point on the south side of Stockton Road, 850 feet east of Cooper Road

and known as Lot 1 of the Flora property, as recorded among the land records of Baltimore County in Plat Book 40, Folio

Also known as 2815 Stockton

Also known as 2815 Stockton
Road.

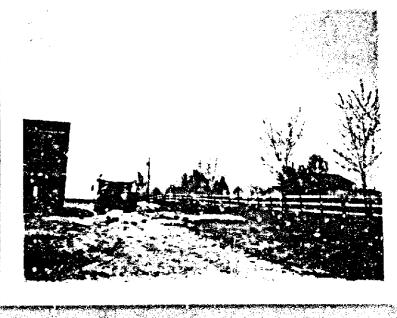
Being the property of Robert
Leo Burns, as shown on plat
plan filed with the Zoning
Department,
Hearing Date:
TUSDAY, JULY 1, 1980
AT 9:30 A.M.
Public Hearing: Room 106,
County Office Building, 111 W.
Chesapezke Avenue, Towson,
Maryland.
BY ORDER OF
WILLIM E. HAMMOND
Zoning Commissioner
of Baltimore County

The Essex Times

This is to Certify, That the annexed

was inserted in Ole Essex Times, a newspaper printed and published in Baltimore County, once in Oue successive





Advisory Committee



CERTIFICATE OF POSTING

91-1-19

ZONING DEPARTMENT OF BALTIMORE COUNTY Torrson, Maryland

District	Date of Posting 6/16/90
Posted for: Select Petitioner: Release	L'areand
Petitioner: / West	ea Begasis
Location of property: 2/5	Stockton M., 350' For Gope
Location of Signs: Gunt	6 preperty 1#2315 Blocken W
Remarks:	
Posted by Blan Signature	Ran Date of return: 6/19/80
regn	

Mr. Robert Leo Barna 4301 Wilkens Avenue Baltimore, Maryland 21229

Petitioner Robert Leo Burns

Petitioner's Attorney

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue

Your Petition has been received and accepted for filing this

Towson, Maryland 21204

WILLIAM E. HAMMOND

Zoning Commissioner

Nicholas B. Commodari Chairman, Zoning Plans

FFB 3 1 4

